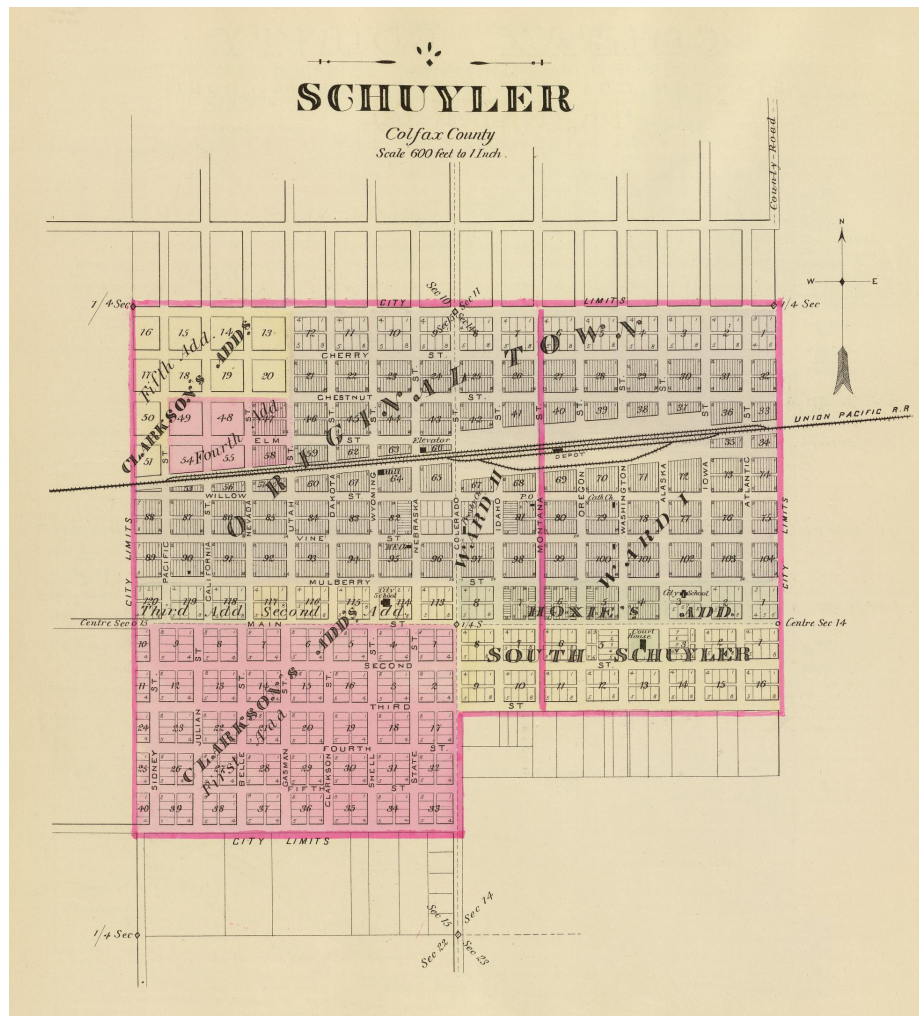


Interim Historic Resources Survey Report for Downtown Schuyler, Colfax County, Nebraska

June 2015



Introduction

The following interim report summarizes the findings of a historic resource survey conducted in downtown Schuyler, Nebraska. The 39 acre survey area is roughly bounded by the Union Pacific Railroad (north), D Street (east), 10th Street (south), and Nebraska Highway 15 (west). The objective of the survey was to identify properties within the city's downtown area that could contribute to a potential National Register of Historic Places (NRHP) district. A total of 51 properties were identified that could potentially contribute to a district. Fieldwork was conducted by staff of the Nebraska State Historic Preservation Office in December of 2014. The survey consisted of taking photos of historic properties, recording their location, and entering basic property information into a spreadsheet. Recommendations regarding the boundaries and eligibility of the potential historic district are provided in the summary of survey results.

Brief History of Schuyler

The establishment of the community which would become Schuyler came in the 1850s and 1860s in what was then part of Platte County. With the creation of Colfax County in 1869, the designation of Schuyler as its county seat, and the routing of the Union Pacific through the new community, Schuyler was well suited to succeed.

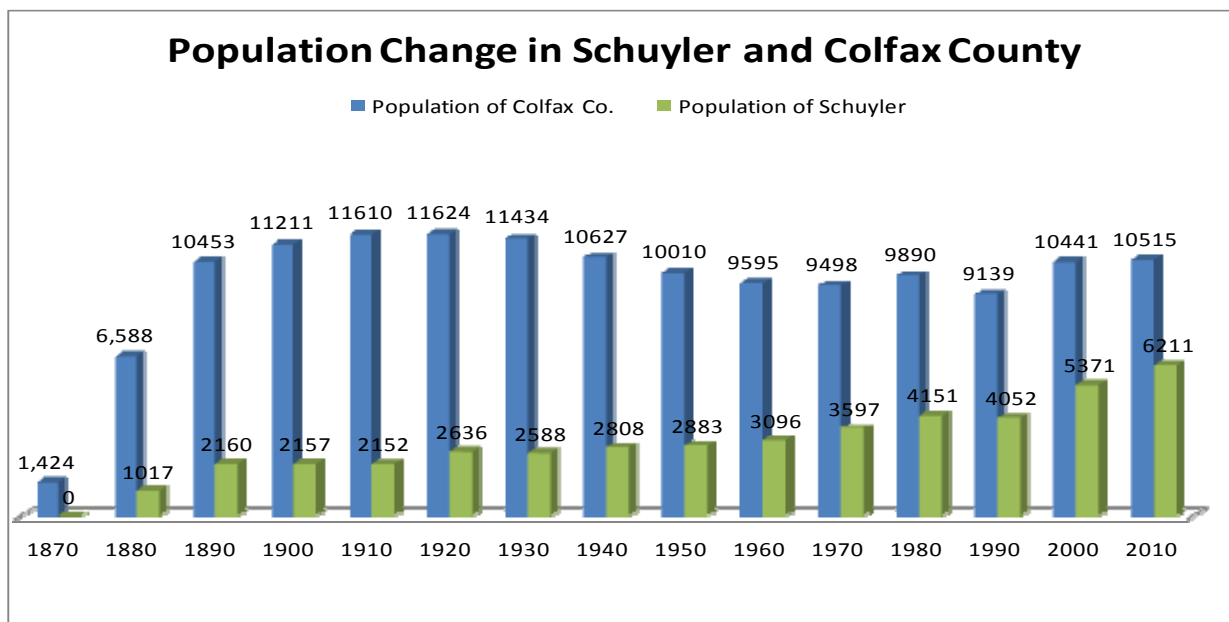


Figure 1: Historic population data for Colfax County and Schuyler. *Note no population data for Schuyler was available for the 1870 Census. (Nebraska Department of Economic Development 2010)

In the following decades numerous settlers from the eastern United States and immigrants from Europe arrived in search of new opportunities. Schuyler thrived as a result from the bustling agricultural development and quickly became the hub of commerce in the area. In particular Schuyler developed as a result of several mills that located along the Union Pacific rail line. Agriculturally related industry has thrived in Schuyler up to present day.

Other businesses located in downtown Schuyler providing a typical array of services and goods for the community by the turn of the 20th century. Routing of the Lincoln Highway along the old Military trail which ran through town continued Schuyler's good fortune as the early 20th century progressed. Although subsequent branch lines of other railroads pulled out of Schuyler in the mid 20th century, the Union Pacific has remained to this day. Both the rail line and highway system have supported the continued success of downtown Schuyler as a regional center of business.

Project Area, Methodology and Objectives

Boundaries for this survey project were determined by the concentration of historic commercial and public service resources in the historic downtown area. The majority of the survey area is south of the Union Pacific Railroad line with the exception of the historic light and water plant and an elevator which are located on the north side of the tracks. The majority of grain elevators and other industrial historic resources are located along the railroad line and are concentrated toward the east and west edges of town, and therefore were not evaluated as part of the historic commercial downtown. The west boundary is generally defined by Nebraska Highway 15 and its raised overpass above the rail lines. With some deviations, the south and east boundaries of the project area are defined by 10th Street on the south and D Street on the east.

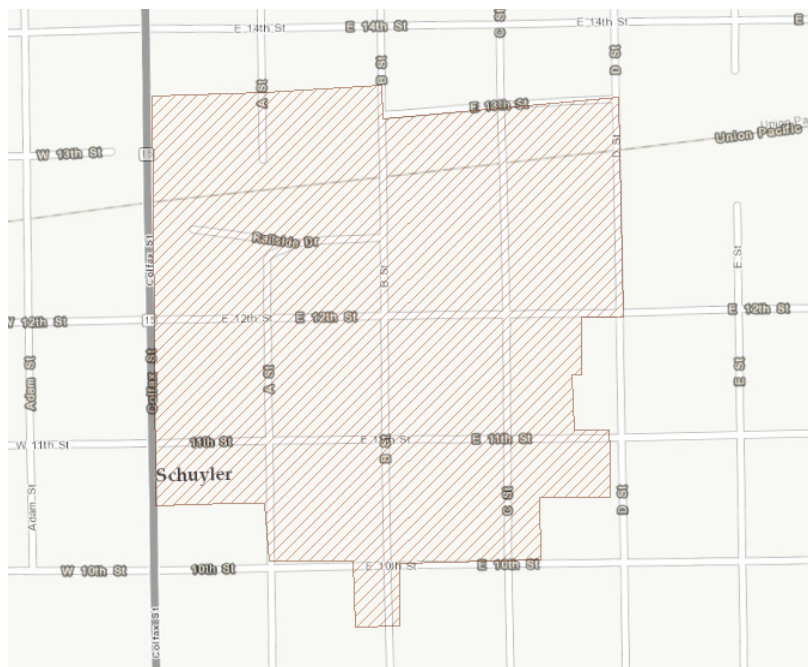


Figure 2: Downtown Schuyler Survey area highlighted.

The intent of this project was to identify and document historic resources within the downtown area of the City of Schuyler. The objectives of this report are to summarize those historic resources identified within downtown Schuyler and to determine potential eligibility for a downtown commercial historic district designation on the National Register of Historic Places. Previous survey work in the downtown Schuyler area identified 23 resources in the inventory files of the Nebraska State Historic Preservation Office, and of those 23 resources 4 are already listed individually on the National Register of Historic Places. Most of the previous survey work was compiled in 1980 for the Nebraska State Historic Preservation Office by staff; however a final report was not prepared for that survey. A copy of the current inventory is included.

Exterior architectural styles and building forms can typically guide the determination of a property's age within a decade when exact dates of construction are unknown. Professional staff meeting the Secretary of the Interiors Qualifications conducted the reconnaissance survey and evaluated the properties in the area based upon what was visible from the public right of way. Further research using the tax assessor's data, Sanborn Fire Insurance maps, historic photographs, newspapers, and community histories were used to refine dates of construction or alteration. For the reconnaissance level survey properties were included that appeared to date from 1975 or earlier. The construction date of 1975 was chosen for several reasons. First, surveys tend to focus on buildings fifty years of age or older. At the time of the project, resources built in 1965 or earlier had the potential for historic designation, so an estimated date of 1975 or earlier provides a margin of error during identification. Second, survey projects should take into account properties that may be considered historic in only a few years, providing longevity and relevance to the report until 2025.

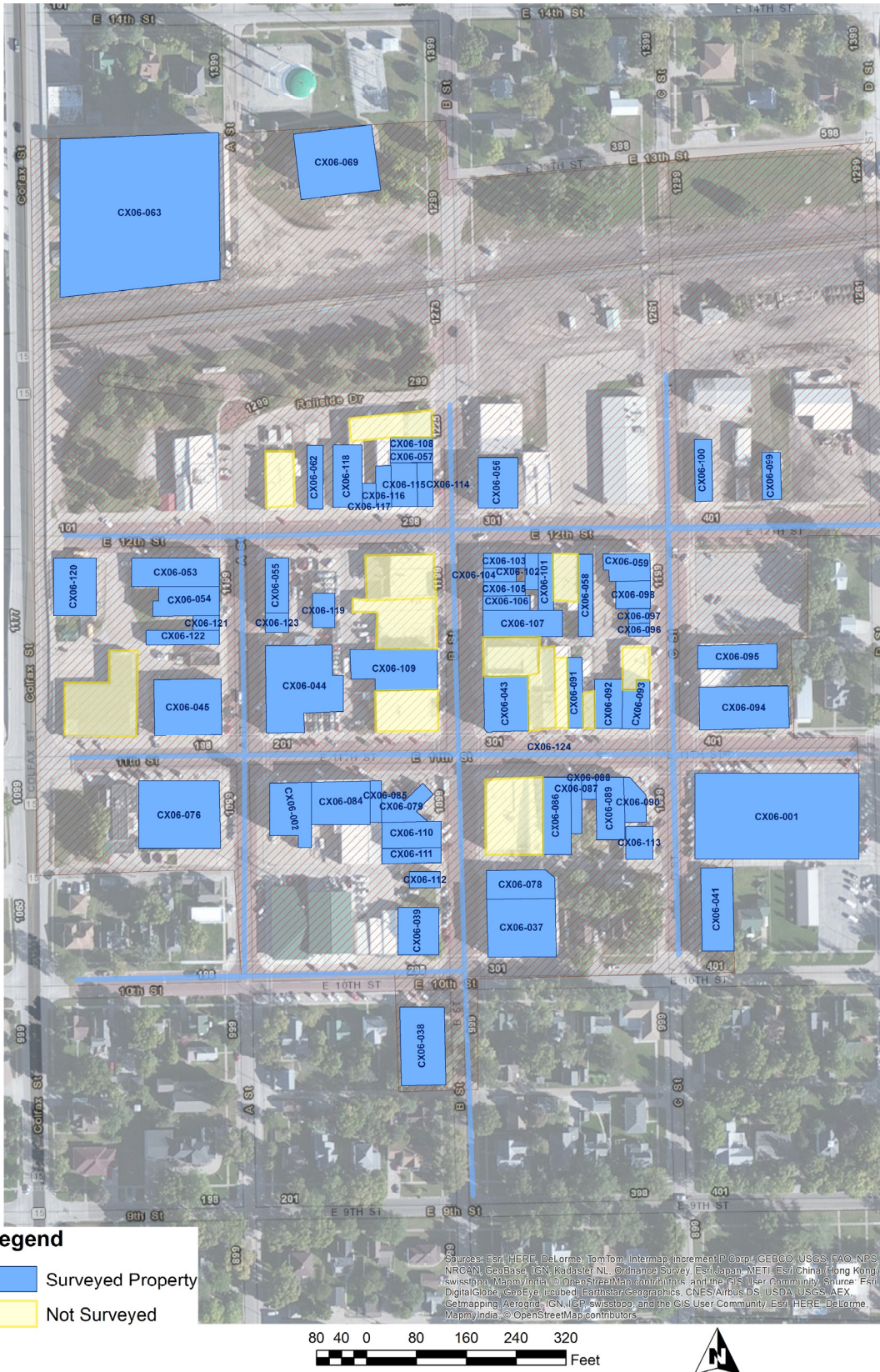
When evaluating historic resources for eligibility for the National Register of Historic Places, there are two considerations: the historic significance of an individual resource or district, and the integrity of the individual resource or district which enables it to convey its historic associations or architectural character. Research into the historic significance of individual historic resources was not undertaken for this project, as that is part of intensive survey projects and nominations. The historic integrity was evaluated using NPS standards and is comprised of seven elements: location, design, setting, materials, workmanship, feeling and association.

Biases and limitations are inherent in all survey projects. Although efforts are made to be as thorough as possible in survey and research, there are occasions when mistakes are made and properties are not visible from public right of way or do not appear to be historic to the surveyor based upon the exterior. Additionally, some properties that appear to hold promise of historic significance on the exterior may have been completely stripped of historic features on the interior or the exterior may be fabricated from historic materials acquired from other properties. Given these limitations all recommendations are tentative pending further research.

Summary of Survey Results

A total of 63 properties were surveyed as part of this project, and includes the resurvey of 23 properties that were previously identified. The survey area contained the typical assortment of historic commercial and service oriented buildings. Connecting the downtown together into a cohesive district is the network of brick streets (CX06-124) that appear to date from the early to mid 20th century. Additionally of note is the high numbers of auto related properties were identified in the survey area reflecting the importance of the Lincoln Highway which traversed downtown. A map identifying the surveyed properties is included.

The survey resulted in identification of a NRHP-eligible downtown historic district associated with Schuyler's commercial history from the late 19th century to the mid 20th century. It is therefore recommended that a National Register nomination be prepared for the Schuyler Downtown Historic District. The proposed boundaries include 69 properties, 51 are identified as being contributing while 18 are non-contributing. Four of the properties that would contribute to the district have been previously listed on the National Register of Historic Places. One or more of the district's non-contributing properties (as well as non-contributing properties that border the district) may contribute to the district if modifications are made prior to preparation of the National Register nomination form. For example, the buildings at 1112 B St and 310 E 11th St possess late 20th century metal screens obscuring the second floor facades. Removal of these metal screens would potentially allow the buildings to be considered as a contributing, rather than a non-contributing, part of the district.

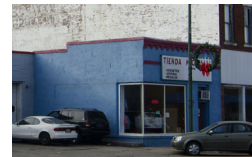




Map of Proposed Schuyler Downtown District

Inventory of Surveyed Historic Properties

<i>Site #</i>	<i>Address</i>	<i>Recommendation</i>	<i>Property Name/ Type</i>
CX06-041	1240 S 10th St	Eligible-District	Whitehouse Apts; Former hotel
CX06-045	104 E 11th St	Eligible-District	Municipal Utilities Building; Former Auto Sales & repair garage
CX06-076	119 E 11th St	Listed-Individually	Post Office
CX06-044	204 E 11th St	Eligible-District	REINECKE MOTOR CO GARAGE
CX06-084	209 E 11th St	Eligible-District	Former farm implement store
CX06-085	215 E 11th St	Eligible-District	Commercial
CX06-079	221 E 11th St	Eligible-District	Service Station
CX06-043	302 E 11 th St	Eligible-District	Odd Fellows Hall; Tip Top



CX06-086	309 E 11th St	Eligible-District	Museum; Commercial	
CX06-087	313 E 11th St	Eligible-District	Commercial	
CX06-091	314 E 11th St	Eligible-District	Colfax Theater	
CX06-088	315 E 11th St	Eligible-District	Commercial	
CX06-089	319 E 11th St	Eligible-District	Commercial	
CX06-090	321 E 11th St	Eligible-District	Former service station	
CX06-092	322 E 11th St	Eligible-District	FOE; Fraternal Order of Eagles	
CX06-093	324 E 11th St	Eligible-District	Commercial	

CX06-001	411 E 11th St	Listed-Individually	Colfax County Courthouse	
CX06-120	101 E 12th St	Eligible-District	Commercial Building	
CX06-055	201 E 12th St	Eligible-District	Daricek & Dudek Building	
CX06-062	208 E 12th St	Not Eligible	Commercial	
CX06-119	209 E 12th St	More Info Needed	Garage	
CX06-118	214 E 12th St	Eligible-District	NAPA; Commercial	
CX06-117	216 E 12th St	Eligible-District	Flynn & Associates; Commercial	
CX06-116	218 E 12th St	Eligible-District	Commercial Building	

CX06-115	220 E 12th St	Eligible-District	Vision Music; Cunningham Drug
CX06-114	222 E 12th St	Eligible-District	Mclures Flowers
CX06-056	302-306 E 12th St	Eligible-District	Commercial
CX06-102	307 E 12th St	Not Eligible	Commercial
CX06-101	309 E 12th St	Eligible-District	Former Avalon Theatre
CX06-058	313 E 12th St	Eligible-District	Commercial
CX06-100	400 E 12th St	Not Eligible	Commercial



CX06-099	410 E 12th St	Not Eligible	Veterinary
CX06-002	1020 A St	Listed-Individually	City Hall
CX06-122	1113 A St	Eligible-District	Commercial
CX06-121	1115 A St	Eligible-District	Commercial
CX06-123	1116 A St	Eligible-District	Commercial; Former Harness Shop
CX06-054	1117-1119 A St	Eligible-District	Dudek Building
CX06-053	1123 A St	Eligible-District	Otradosky Building; Schuyler Public Library



CX06-039	1003 B St	Listed-Individually	Schuyler Carnegie Library
CX06-037	1004 B St	Eligible-District	Auto Garage
CX06-112	1011 B St	Not Eligible	Commercial
CX06-078	1012 B St	Eligible-District	Commercial
CX06-111	1013 B St	Eligible-District	Commercial
CX06-110	1015-1017 B St	Eligible-District	Commercial
CX06-109	1107-1109 B St	Eligible-District	Commercial



CX06-107	1116 B St	Eligible-District	Latinoamerica Grocery; Commercial
CX06-106	1118 B St	Eligible-District	Commercial
CX06-105	1120 B St	Eligible-District	Commercial
CX06-104	1122 B St	Eligible-District	La Gloria; Commercial
CX06-103	1124 B St	Eligible-District	El Paisano; Commercial
CX06-057	1209 B St	Eligible-District	Cunningham Drug



				
CX06-108	1211 B St	Eligible-District	commercial	
				
CX06-038	923 B St	More Info Needed	Hotel Maplehurst	
				
CX06-113	1013 C St	Eligible-District	Knights of Columbus	
				
CX06-094	1102-1106 C St	Not Eligible	Sky Theater	
				
CX06-095	1112 C St	Not Eligible	Former Automotive supply store	
				
CX06-096	1113 C St	Eligible-District	commercial	
				
CX06-097	1115 C St	Not Eligible	Commercial	
				
CX06-098	1117-1123 C St	Eligible-District	Commercial	

CX06-059	1125-1127 C St	Eligible-District	Former bank; Commercial
CX06-063	no address; north of RR	More Info Needed	Elevators
CX06-069		More Info Needed	City power
CX06-124	Downtown	Eligible-District	Brick streets in downtown

